

DOWNTOWN COMMISSION RESULTS

Office of the Director
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Tuesday, November 21, 2017
77 N. Front Street, STAT Room (Lower Level)

Planning Division
50 W. Gay St.
Columbus, Ohio 43215-9040
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Downtown Commission
Daniel J. Thomas (Staff)
Urban Design Manager
(614) 645-8404
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- I. Attendance** 1:08:10
Present: Steve Wittmann (Chair); Otto Beatty, Jr.; Michael Brown; Tedd Hardesty;
Robert Loversidge; Mike Lusk; Danni Palmore

Absent: Kyle Katz; Jana Maniace

City Staff: Daniel Thomas; Daniel Moorhead

- II. Approval of the October 24, 2017 Downtown Commission Meeting Results**
Motion to approve (6-0) 1:10:56

III. Request for Certificate of Appropriateness

Case #1 17-11-1 1:11:33

Address: 555 W. Goodale Street

Applicant: WC Goodale LLC

Design Professional : Brad Parish, Architectural Alliance

Attorney: Scott Ziance, Vorys

Property Owner: White Castle Management Co.

Request:

Certificate of Appropriateness review and approval for the parking deck garage at the White Castle Headquarters Building.

The White Castle Headquarters Building was reviewed and approved by the Downtown Commission at their October 24 meeting. At that time the Commission request additional information regarding the two story parking structure at the rear of the HQ building. This, along with lighting details, is being provided today.

The Commission also requested additional information on streetscape, landscape, roadway and the amphitheater. This information will be provided at a later date. The construction of garage is integral to the construction of the HQ Building.

Discussion: There will be 297 parking spaces in the garage. Cast in place concrete. The lighting will be 3000 kelvin. TH – raised questions about the landscaping on the street adjacent to the garage on the west side.

Result: Motion to approve (7-0)

Case #2 17-11-2

1:19:17

Address: 215 N. Fourth Street

Applicant: Bob Szuter, proprietor of Wolf's Ridge Brewing

Property Owner: Chris P. Bouzounis

Design Professional: Serif Creative

Request:

Certificate of Appropriateness for Rooftop Sign at Wolf's Ridge Brewing at 215 N. Fourth St.

Discussion: DJT - The two projecting are of administratively approvable status. The one being brought to the Commission's attention is the roof sign. WR – has been in business for five years. Additional details distributed. The roof sign will be metal letters supported by a metal frame. The letters will be up lit from lighting hidden by the parapet. There was some discussion about the size of the frame. The Commission thought that the roof sign was a good design.

Result: Motion to approve (7-0)

IV. Conceptual Review

Case #3 17-11-3C

1:25:25

Location: 154 N. Third St. & 118 E. Long St.. and spaces between buildings

Applicant and Design Professional : Jonathan Barnes Architecture and Design c/o Sarah Mackert

Property Owner: Schottenstein Property Group

Request:

Conceptual Review for Mixed Use Development – Residential, Retail and Parking at N. Third and E. Long Renovation of two historic commercial buildings with residential above, and new construction of parking and residential in spaces between and behind these buildings.

This project was initially presented on a conceptual basis to the Commission in August of this year. This conceptual review represents a further refinement, particularly of façade treatment.

Discussion: DJT - only two of the original three buildings are currently under consideration. JB - the taller building to the east will also be worked on, but at a later date. SW – clarification of application under consideration today. JB – there will be 82 apartments. 154 N. Third will have a new contemporary building to its south that will share floor heights and a common corridor. The building on Long will match the floor heights and will extend over the two existing two story building. There will be new commercial space. Description of stair elements. There will be an amenity deck above the parking. SM - Three descriptive axonometrics shown. There will be alternative colors that will help define different building wings. Attempt to activate spaces. Circulation –elevator and corridors – described. There are a lot of options of movement. Description of voids and solids. SW – is there a front door? – A. – options. SM – bicycle parking on the ground floor. Accessing parking – two curb cuts off of Lazelle. Materials of façade described. JB – outdoor spaces are also designed to be somewhat of a public amenity. TH – streetscape. Openings are an opportunity to create something different.

Result: Conceptual review only, no vote taken.

Case #4 17-11-4C

1:52:00

Address: 265 E. State Street

Applicant: Borrer / Matt Canterbury

Design Professional : M + A Architects

Property Owner: Borrer.

Request:

Conceptual Review of new 6 story mixed used building with ground floor retail /office and 5 stories of apartments above. Parking in the rear and underneath. Includes demolition of buildings.

Discussion: Doug Borrer – introduced the project. Opportunity availed itself when Ohio Democratic Party Building, which had been vacated. The project has been expanded to take in the Woodyard Funeral home plus a small portion of the Schoedinger Funeral Home parking lot. There also is a small brick building that is on the east. A view easement has been obtained from Schoedinger to leave the western elevation open. Materials chosen reflect somewhat from the Schoedinger Chapel. There will be 222 apartment units. The lower two floors will be brick reflective of Schoedinger

Come concerns were expressed about the lack of light that the interior court would receive. A – a number of floor plans were investigated and this one proved to be the most optimum. Concerns were also expressed about the use of the upper floor material and the need for generating a richness of form with setback and material, particularly windows. RL – the space between the Wilkinson Building to the east does not look like an effective use of space. Overall the elevation comes off as looking flat. The real action will be in the detail. DP – mentioned 303 S. Front, another downtown Borrer project, as an example of their work.

M + A – the program of the mixed-use project was discussed. Plans were gone over, including the two levels of parking. State Street frontage will be primarily office and retail. This area of downtown has a dearth of restaurants, particularly in the vicinity of Grant Hospital. View to the northwest is very good, the view to the east is terrible. Comments were made about the lack of light in the court. A – we will try to activate this space with landscaping, etc. SW – details and the follow through with details in execution are critical. TH – streetscape aspects of this property are important, particularly related to street level retail. RL – need to break down the scale of the building. A – there seems to be agreement in the scale, the height and massing.

A letter was introduced by the Columbus Landmarks Foundation expressing concern over the demolition of the existing buildings and the form of the proposal. In addition to preservation, the Landmarks Foundation advocates for design excellence and hopes this process leads to that. SW – appreciates your comment about scale in your letter. Obviously, there is a new generation of buildings coming along. We are encouraging that better buildings are done.

RL – the funeral home integrity is long gone. OB – I don't see the possibility of saving any of this. . MB – I worked in the Ohio Democratic Party Building for a number of years and it is terrible.

Result: Conceptual review only, no vote taken.

V. Request for Certificate of Appropriateness for Mural (Temporary Graphic)

Case #5 17-7-5M

TABLED BY REQUEST

Columbus Art ad mural

Address: 88 E. Broad Street

Applicant and Design Professional: Lamar Advertising

Attorney: Jeffrey Brown

Property Owner: Broad Third Partners LLC

Request:

Design review and approval for installation of a vinyl mesh advertising mural to be located on the west elevation of 88 E. Broad Street. Proposed mural – **Columbus Art** . . . CC3359.05(C)1)

Dimensions of mural: 31'W x 150'H, non-lit

Term of installation: Seeking approval from Dec. 6, 2017 through Jan. 28, 2018

Area of mural: 4,650sf

Approximate % of area that is text: 13.7%

VI. Business / Discussion

Public Forum

Harrison Smith Award

Staff Certificates of Appropriateness have been issued since last notification (August 18, 2017)

Ad Mural – ***Bold & Italics***

1. 306 E. Gay St. – Exterior rear fire stair removal
2. ***106 N. High St. – Noble Vines ad mural – Orange Barrel***
3. ***80-84 N. High St. – Overwatch ad mural***
4. 17 S. High St. – Charity Newsies temporary banner
5. ***43 W. Long St. – AppleX -ad mural – Orange Barrel***
6. ***253 N Front St. – AppleX ad mural – Orange Barrel***
7. ***54-60 E. Long St. - AppleX ad mural – Orange Barrel***
8. ***35 W Spring St. – Marriott – AppleX ad mural – Lamar***
9. ***15 W. Cherry St. – AppleX ad mural – Outfront Media***
10. 353 W Nationwide Blvd. – Oswald wall sign
11. ***64 E. Broad St. – Netflix - ad mural – Orange Barrel***
12. ***60 E. Spring St. - Netflix - ad mural – Orange Barrel***
13. ***34 N. High St. (S) - Netflix - ad mural – Orange Barrel***
14. ***34 N. High St. (N) - Netflix - ad mural – Orange Barrel***
15. 400 W. Nationwide Blvd. – Buggyworks – Extended carport
16. ***247 S. Third St. (N) – St. Jude Children's Hospital - ad mural – Orange Barrel***
17. ***123 E. Spring St. – Lyft ad mural – Outfront Media***

Next regular meeting will be on December 19, 2017, the third Tuesday of the month (four weeks away).

If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.

2:39:28